

MINUTES
STATE BUILDING COMMISSION MEETING

MARCH 20, 2003

The State Building Commission met this day at 11:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

11:05 a.m.	Department of Health	Dr. Kenneth Robinson
11:07 a.m.	Department of Labor and Workforce Development	Commissioner James Neeley
11:10 a.m.	Military Department	
11:13 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:20 a.m.	Department of Finance and Administration	
11:25 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury
Steve Adams, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Sharon Willis, Department of Finance and Administration
Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Pat Haas, Bond Finance

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Keith Robinson, Tennessee Board of Regents

Jerry Preston, Tennessee Board of Regents

Dennis Raffield, THEC

Peggy Wilson, Department of Health

Steve Hopper, Department of Health

Jeff Smith, Department of Health

Ricky Frazier, Department of Health

Maria Draper, Department of Labor and Workforce Development

Harold Shackelford, Department of Labor and Workforce Development

Robert Henningsen, Department of Labor and Workforce Development

David Gregory, Tennessee Board of Regents

Elizabeth Martin, Attorney General's Office

Bill Marett, Attorney General's Office

Lieutenant Governor Wilder called the meeting to order at 11:05 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF HEALTH

11:05 a.m.

Dr. Kenneth Robinson requested action on the following matter.

STATEWIDE

- 1) Dr. Robinson presented a request for approval of a revision in the estimated project cost from \$3,320,000.00 to \$3,658,000.00 (\$338,000.00 increase), approval to allocate funding and authorization to proceed with a project for **Bioterrorism Prevention & Response** at facilities, statewide. The Commission asked Dr. Robinson what they planned to do for \$3.6 million. He responded that they will open 120 small clinics in addition to their regional Health Command Centers. He explained that the money will go towards simple renovations, such as door locks, and overall hardening of the facilities. Without objection, the request was approved as presented.

Revised Estimated Project Cost:	\$3,658,000.00
<i>SBC Project No.</i>	<i>400/000-01-02</i>

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

11:07 a.m.

Commissioner James Neeley requested action on the following matter.

EMPLOYMENT SECURITY OFFICES, HUNTINGDON, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Reroof Office Building** at Huntingdon, with design services to be accomplished by Tennessee Architectural Services.

Estimated Project Cost:

\$65,000.00

SBC Project No. 180/001-01-03

MILITARY DEPARTMENT

11:10 a.m.

Due to the absence of a department representative, Mike Fitts requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$100,000.00 (\$50,000.00 increase) of a project for **Master Planning Consultant** to assist the Military Department's in-house design staff.

Revised Estimated Project Cost: \$100,000.00
SBC Project No. 361/000-08-02

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$500,000.00 to \$580,000.00 (\$80,000.00 increase) of a project for **Security Upgrades** at TNARNG HQs facilities, statewide.

Revised Estimated Project Cost: \$580,000.00
SBC Project No. 361/000-09-02

NATIONAL GUARD VOLUNTEER TRAINING CENTER, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,143,000.00 to \$1,243,000.00 (\$100,000.00 increase) of a project for **Battalion Contonement Area, Phase 1 & 2** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: \$1,243,000.00
SBC Project No. 361/079-01-01

NATIONAL GUARD READINESS CENTER, JACKSON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$983,061.00 to \$835,010.89 (\$148,050.11 decrease) of a project for **K-Span Storage Building** at National Guard Readiness Center, Jackson, Tennessee.

Revised Estimated Project Cost: \$835,010.89
SBC Project No. 361/042-01-98

TENNESSEE BOARD OF REGENTS

11:13 a.m.

Chancellor Manning requested action on the following matters.

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request for a revision in funding from \$ 330,000.00 to \$356,454.95 (\$26,454.95 increase) for **Several Buildings Roof Repairs** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost:

\$ 356,454.95

SBC Project No. 166/005-02-99

- 2) Approved a request for a reallocation of funds, a transfer to the local utility of ownership of electrical primaries, and a grant to the local utility, for the **Electrical Upgrade** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost:

\$ 910,000.00

SBC Project No. 166/005-03-02

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$4,004,500.00 to \$4,026,542.88 (\$22,042.88 increase) and acknowledgment of the source of funding for the **Fume Hood Upgrades** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost:

\$ 4,026,542.88

SBC Project No. 166/007-01-00

TENNESSEE TECHNOLOGY CENTER AT DICKSON, DICKSON, TENNESSEE

- 1) Approved a request for a revision in funding from \$ 3,947,000.00 to \$3,974,112.57 (\$27,112.57 increase) for **Additions and Renovations** at the Tennessee Technology Center at Dickson, Tennessee.

Revised Estimated Project Cost:

\$ 3,974,112.57

SBC Project No. 166/046-01-94

DISCUSSION OF BIDS

- 1) Approved a request to reallocate funding on a project for **Public Safety Center** at Walters State Community College, Harriman, and authorization to award a construction contract to Henley Roofing of Knoxville, in the amount of \$345,494.00, based upon the low base bid received March 12, 2003.

Estimated Project Cost: \$4,125,000.00
SBC Project No. 166/023-01-97

- 2) University of Memphis, Memphis
(Smith Chemistry Fume Hood Duct Replacement)
SBC Project No. 166/007-04-02
Bid date: 03/12/03
SBC Action: No action required

- 3) Approved a request for a revision in funding and acknowledgment of the source of funding from \$210,000.00 to \$235,000.00 (\$25,000.00 increase) on a project for **Several Buildings Roof Repair and Replacement** at Pellissippi State Technical Community College, Knoxville, and authorization to award a construction contract to Henley Roofing of Knoxville, in the amount of \$185,761.00 based upon the low base bid received March 12, 2003.

Revised Estimated Project Cost: \$235,000.00
SBC Project No. 166/032-01-02

- 4) Southwest Tennessee Community College, Memphis
(Mechanical and Safety Upgrades)
SBC Project No. 166/033-01-01
Bid date: 03/19/03
SBC Action: Referred to Subcommittee, with authority to act

- 5) Northeast State Technical Community College, Blountville
(Student Services Building Auditorium HVAC Upgrade)
SBC Project No. 166/038-01-02
Bid date: 03/19/03
SBC Action: Referred to Subcommittee, with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

STATEWIDE

- 1) State Architect Michael A. Fitts presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$3,070,000.00 to \$3,190,000.00 (\$120,000.00 increase) of a project for **Hazardous Material Consultant**, statewide. Lieutenant Governor Wilder questioned the scope of the work, the amount of money spent and the rates paid. Larry Kirk stated that he did not have that information on hand but would provide it to him. After discussion, the request was approved as presented.

Revised Estimated Project Cost: \$3,190,000.00
SBC Project No. 529/000-02-98

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Cottage Emergency Repair** at the Tennessee School for the Deaf, Knoxville, and the selection of Richard Rinks & Associates to evaluate additional facility deficiencies.

Estimated Project Cost: \$8,132,000.00
SBC Project No. 168/007-01-99

SPECIAL ITEMS

- 1) Mr. Fitts presented a request for approval of changes to the by-laws for The Ladies Hermitage Association (LHA) as required by TCA 4-13-104(5)(A). He stated that he had reviewed the changes and it was his opinion that none of them affected the relationship between the SBC and the LHA. The Commission then approved Mr. Fitts' request.
- 2) Mr. Fitts informed the Commission that he would like to organize a group of people including representatives from the Tennessee Board of Regents, University of Tennessee, Capital Projects Management, architecture and engineering community, construction contracting industry, bonding companies, etc. to discuss delivery and quality of State construction projects. He said a dialogue between these entities could help make improvements to the quality and cost of building State facilities. The Commission thanked Mr. Fitts for the information.

DISCUSSION OF BIDS

1. **Help Vehicle Shed – Region 2**
(Construction)
SBC Project No. 242/010-01-01
Bid date: 13 March 2003
SBC Action: No action required; project to be rebid

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on February 13, 2003.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Western Mental Health Institute**
(Bathroom Renovations)
Change Order No. 5
Change Order Amount: \$13,923.24
Change Order Percent: 8.33
Cumulative Percent 22.21
SBC Project No. 344/015-02-99
2. **Tennessee State University**
(New Performing Arts Renovation)
Change Order No. 47
Change Order Amount: \$1,050.00
Change Order Percent: .01
Cumulative Percent 10.11
SBC Project No. 166/001-04-46
3. **Northeast State Community College**
(Renovation Pierce Building)
Change Order No. 9
Change Order Amount: \$17,739.32
Change Order Percent: 2.3
Cumulative Percent 19.18
SBC Project No. 166/038-03-99
4. **Northeast State Community College**
(Renovation Pierce Building)
Change Order No. 10
Change Order Amount: \$9,508.19
Change Order Percent: 1.23
Cumulative Percent 20.42
SBC Project No. 166/038-03-99

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on February 27, 2003.

DESIGNER SELECTION LIST

- 1) Approved the following designer selections as recommended.
 - 1) **Tennessee School for the Deaf**
(Cottage Emergency Repair)
Estimated Project Cost: \$8,132,000.00
SBC Project No. 168/007-01-99
Designer: **RICHARD RINKS & ASSOCIATES as consultant to
evaluate additional facility deficiencies**
 - 2) **Tennessee Board of Regents**
(Statewide Performance Contracting)
SBC Project No. 166/000-01-02
Designer: **Change designer name from "LG&E Enertech" to
"Ameresco Enertech, Inc."**

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There being no further business, the meeting adjourned at 11:25 a.m.